

Desert Sands Subdivision

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00036 — Major Preliminary - REVISED



STAFF CONTACT: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNER: EPT Desert Sands LLC
REPRESENTATIVE: SLI Engineering Inc.
LOCATION: North of Montana & East of Loop 375, District 5
ACREAGE: 106.282 Acres
VESTED: No
PARK FEES REQUIRED: No
EXCEPTION/MODIFICATION REQUEST: 1: To allow block lengths greater than 800 feet.
RELATED APPLICATIONS: SUSU18-00037 – Desert Sands (Final Plat – Phase 1)
PUBLIC INPUT: N/A
STAFF RECOMMENDATION: Approval with conditions

SUMMARY OF REQUEST: The applicant proposes to subdivide 106.282 acres of vacant land into 515 residential lots, two parks (4.44 acres – phase one and .81 acres –phase two), and two ponds (4.4 acres in total). The applicant proposes to develop the subject property in six separate phases over a five-year period (see Attached 3 – Phasing Plan). Phase 3B is located in the County. Accordingly, the County has requested that that phase be submitted separately. However, the applicant plans on submitting an annexation application for the property located outside of the corporate limits of the City of El Paso, prior to the submittal of the final plat application for Phase 3B. Access to the proposed subdivision will be provided via Justice Road and Montana Avenue. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Desert Sand Subdivision on a major preliminary basis subject to the following conditions:

1. That all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.
2. If the City Plan Commission (CPC) grants the applicant's exception request to allow block lengths greater than 800', staff recommends that the applicant coordinate with the City of El Paso's Streets and Maintenance Department to install appropriate traffic calming measures consistent with Section 10 of the Design Standards for Construction (DSC) and that the installation of such calming measures be installed as part of the subdivision improvements.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting a waiver from Section 19.15.080 – Street Length to allow blocks 13, 14, 15, 16, 20, and 21 to reach approximately 850 feet in length instead of the required 800 feet (see map below). According to the waiver request, the block lengths are a result of a master-zoning plan that was approved during the rezoning process as well as Justice Road. Justice Road is an existing street that was kept in its current location to provide access to an adjacent parcel located to the north of the subdivision (see Attachment 6 – Master Zoning Map).



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable) and G7 Industrial and or Railyards

GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	No, the internal street network will connect to Justice Road. Justice Road will serve as the only access street in and out of the proposed subdivision (two lanes in each direction). However, due to the adjacent development there is no other possible connections to the existing street network.
2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	No, the applicant is proposing dead-end streets. However, due to the adjacent development, there is no other possible connections to the existing street network.

NEIGHBORHOOD CHARACTER: Subject property is zoned RMU (Residential Mixed Use). The purpose of the zoning district is to accommodate, encourage, and promote an innovatively designed mix of single family, two family, three family, quadraplex, and common open space / recreational uses. The subject property is surrounded, by County land on all sides, except to the south. To the south (C-4) Commercial and (RF) Ranch Farm zoning districts can be found. The El Paso County

Jail is located directly to the east of the subject property, an industrial land-use is located to the north, and State land is located to the west of the subject property. The nearest park is Sgt. Jesus Roberto Vasquez USMC located approximately 3128' to the east. This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Plat configuration as shown in the plat appears to conform to the adopted Master Zoning Plan.

PLAT EXPIRATION:

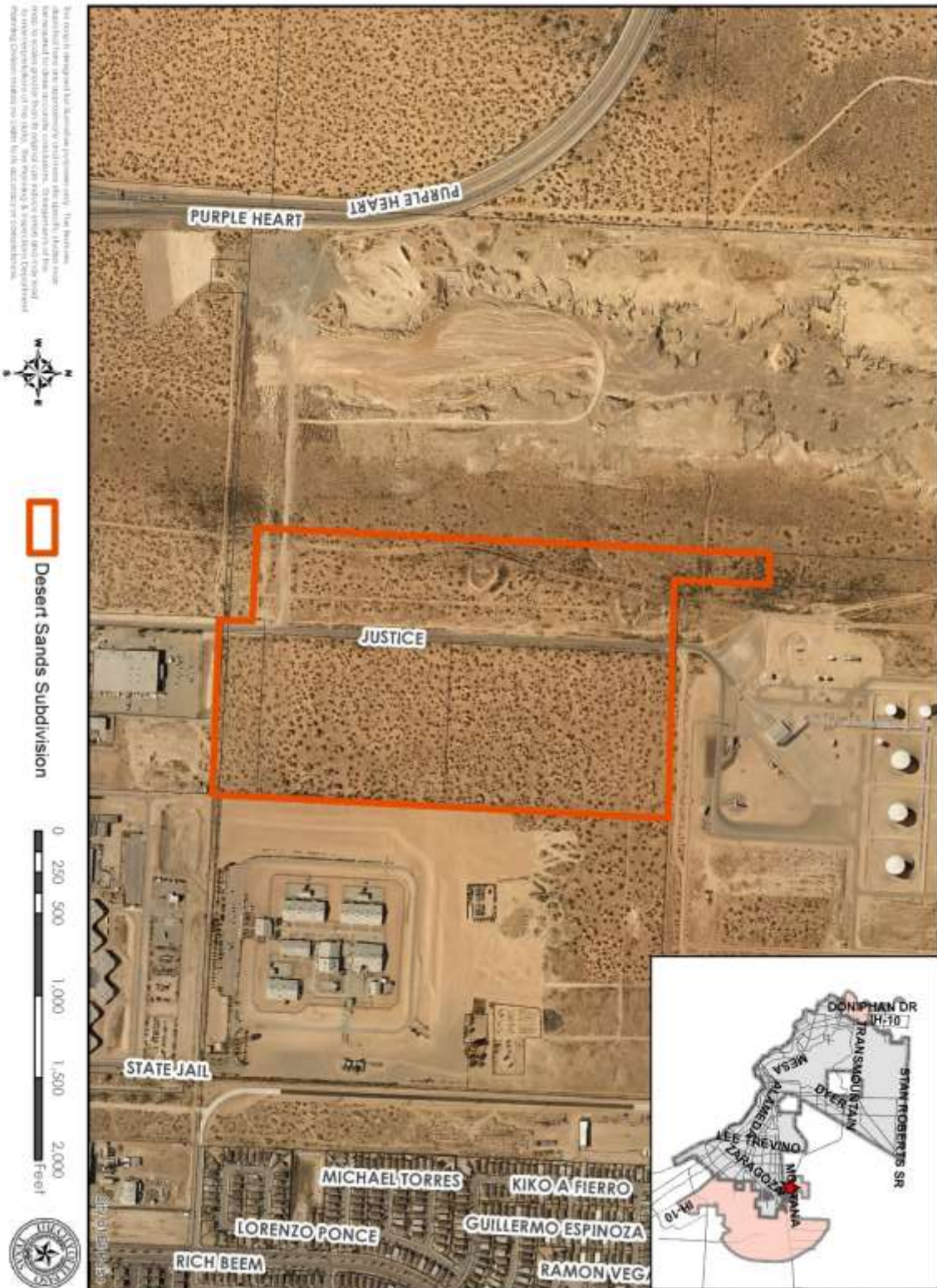
This application will expire on July 12, 2021, pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Phasing Plan
4. Application
5. Waiver Request
6. Master Zoning Map
7. Department Comments

ATTACHMENT 1

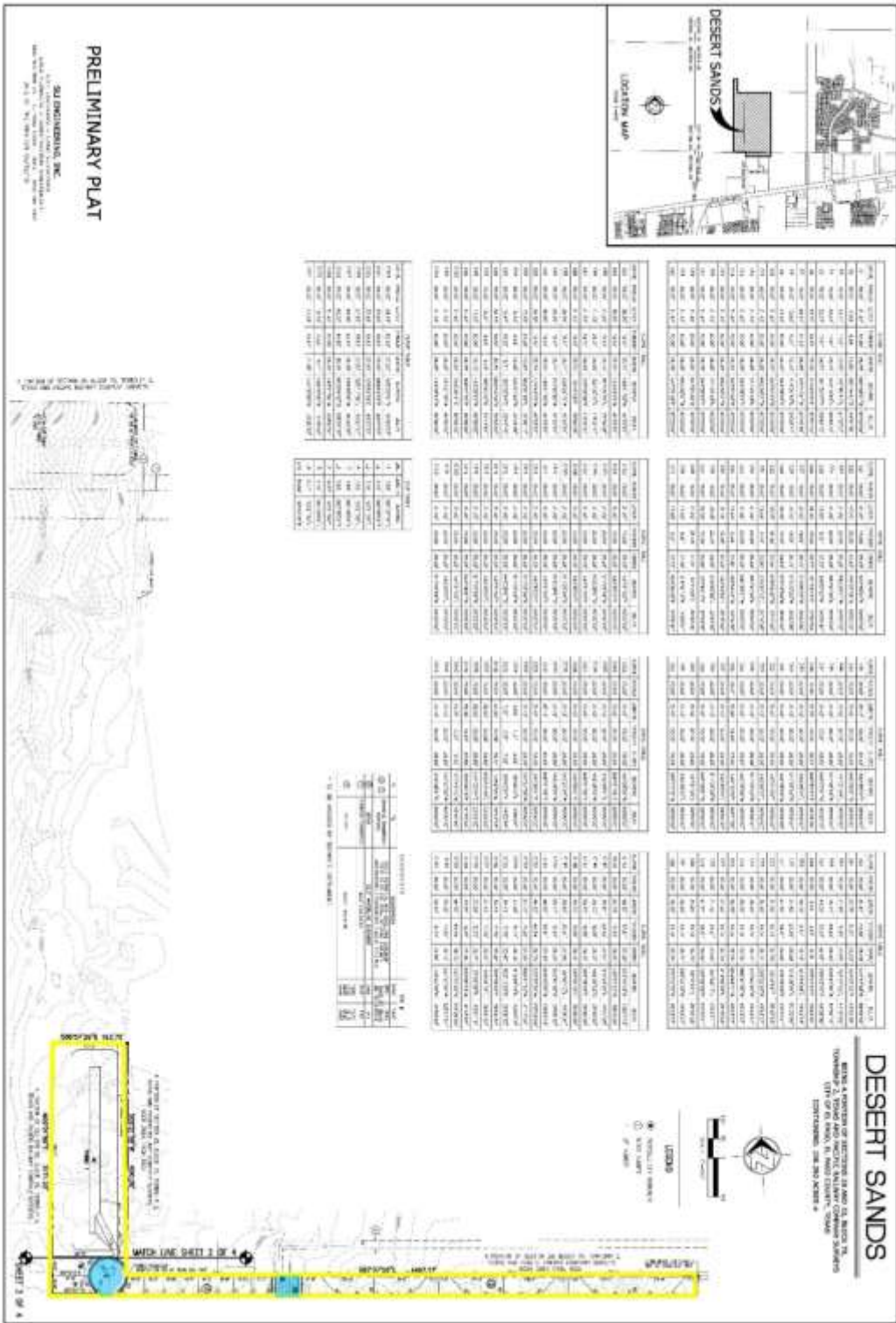
Desert Sands Subdivision



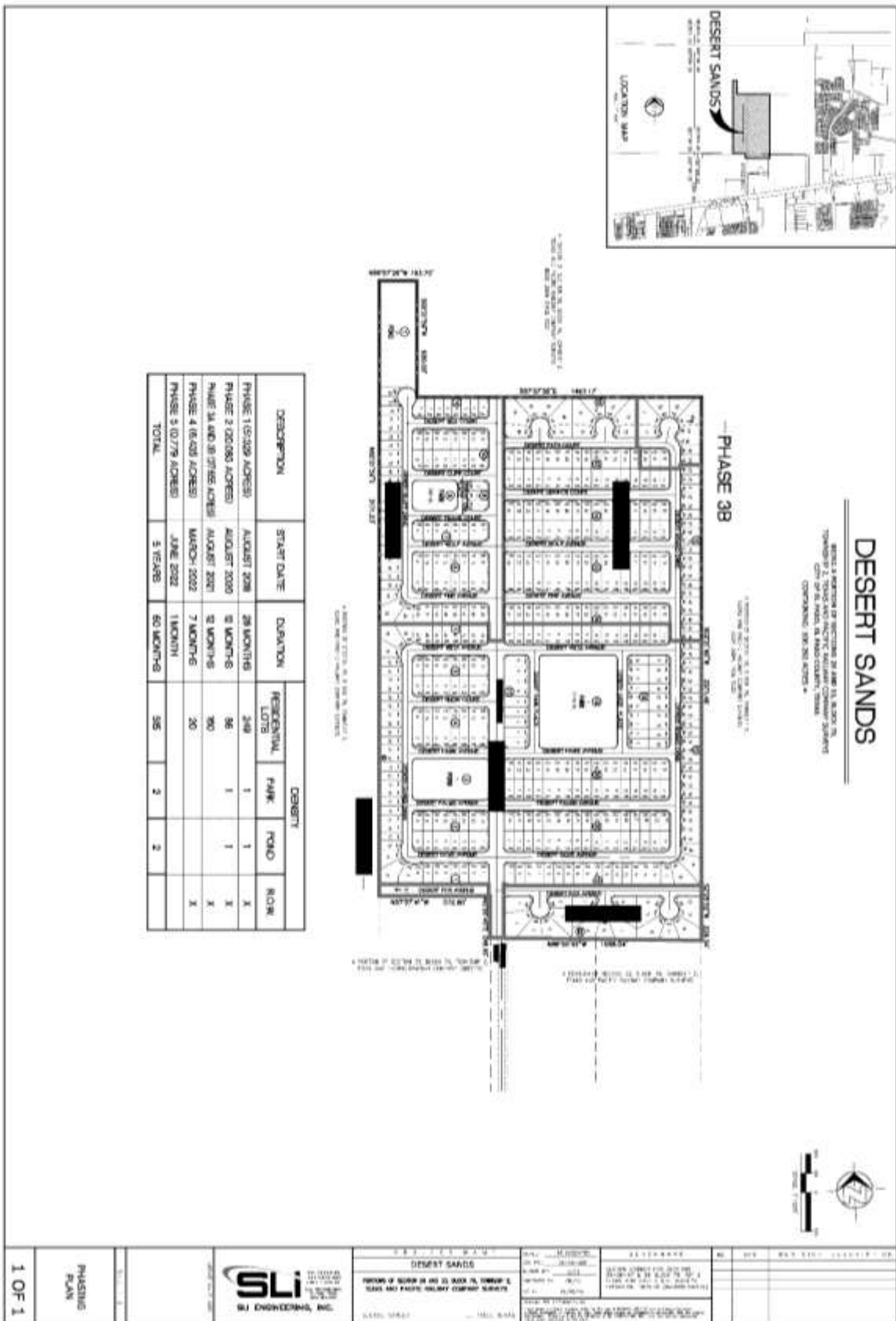
ATTACHMENT 2



ATTACHMENT 2 Cont.



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: _____ FILE NO. S45418-00036
SUBDIVISION NAME: DESERT SANDS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of section 28 and section 33, block 79m township 2, Texas and Pacific
Railway Company Survey, El Paso El Paso County Texas

Property Land Uses:		ACRES	SITES			ACRES	SITES
Single-family		69.355	515	Office			
Duplex				Street & Alley		27.158	19
Apartment				Ponding & Drainage		4.39	2
Mobile Home				Institutional			
P.U.D.				Other (specify below)			
Park		5.25	2	Lift Station		0.129	1
School				Total No. Sites		515	
Commercial				Total (Gross) Acreage		106.282	
Industrial							

3. What is existing zoning of the above described property? RMU Proposed zoning? SAME
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Regional pond
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

RECEIVED
JUN 14 2013

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

BY:

ATTACHMENT 4 Cont.

EPT DESERT SANDS LLC.

12. Owner of record EPT Desert Sands LLC., 444 Executive Suite 238, 79912, 915 838 8100
(Name & Address) (Zip) (Phone)
13. Developer Same
(Name & Address) (Zip) (Phone)
14. Engineer SLI Engineering, Inc. 6600 Westwind 79912 9815 584 4457
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

Attachment 5



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April 12, 2018

Guillermo Licón, P.E.
President

Nelson Ortiz
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Mr. Ortiz

Subject: Desert Sands Waiver Request.

EPT Land Communities, cordially requests a waiver for **Code No. 19.15.080 – Street Length, A, Block Length**, to grant us a waiver to have blocks reaching 850 feet in length instead of 800 feet. The request is due to approved layout of all the streets within this subdivision as part of the master zoning plan that was approved during the zoning process. Also, Justice street is an existing street that is being used by a facility, NU Star, located to the north of the subdivision. The street location was kept in the same place to allow the business to use it while construction is in process.

If needed, the developer will construct intersection's shockers or any other traffic calming procedure to mitigate speeding on the streets.

Thank you in advance for your consideration. Please let me know if you have any questions.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Georges Halloul", is enclosed within a hand-drawn oval. Below the signature, the name "Georges Halloul" and the company name "SLI Engineering, Inc." are printed in a black, sans-serif font.

Georges Halloul
SLI Engineering, Inc.

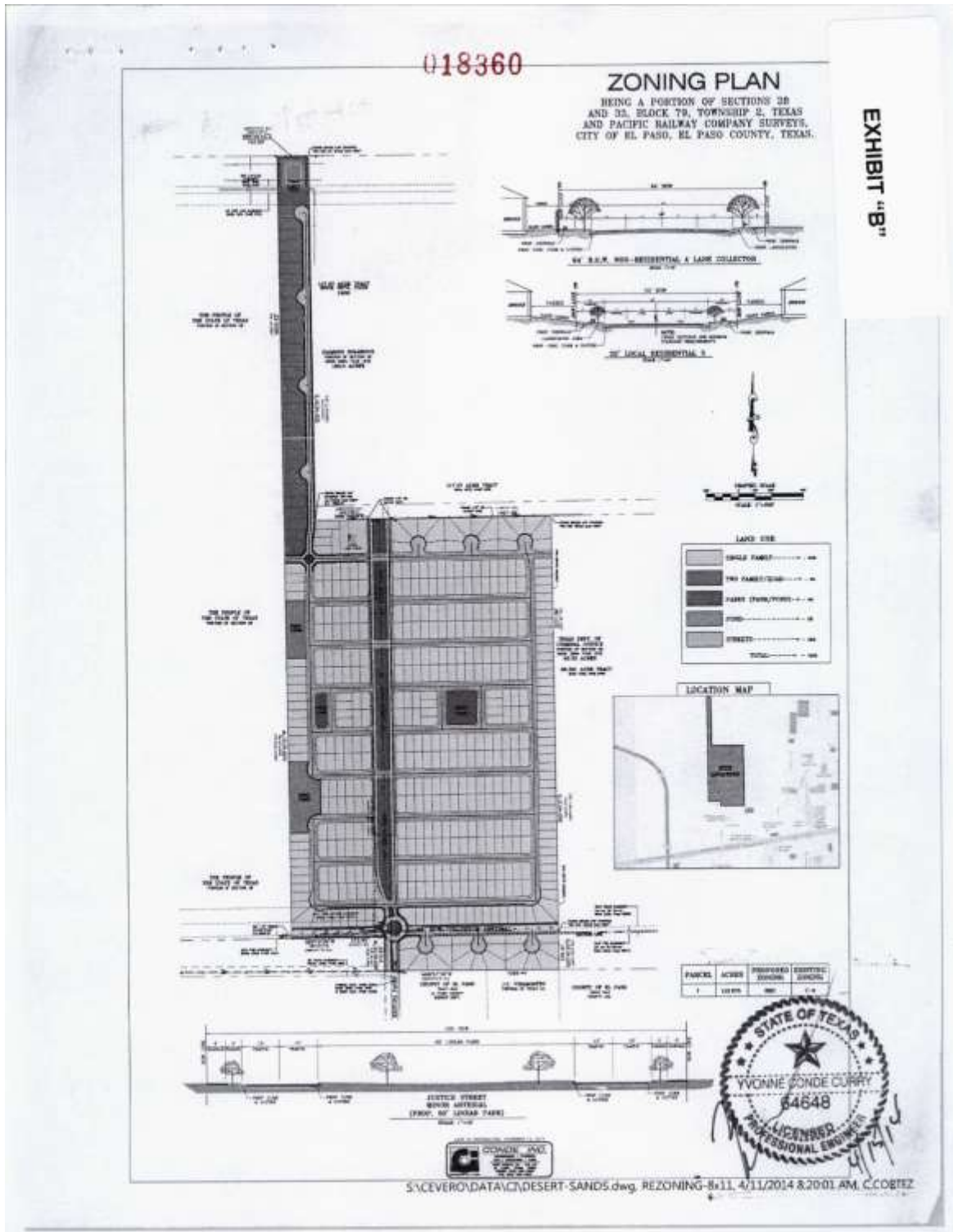
Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 6



ATTACHMENT 7

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - d: Release of access document, if applicable.
 - e: Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department- Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Illustrate storm-sewer line routing better in order to clarify where each watershed ultimately belongs respective to phasing.
2. Verify northernmost pond is of adequate capacity for upstream watershed runoff.
3. Update and verify FEMA flood zone FIRM panel information to include 480214-0037B.

Capital Improvements Department – Parks & Recreation

We have reviewed Desert Sands, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

1. Please note that this Subdivision is zoned "RMU" composed of 514 Single-family dwelling lots and applicant is proposing to dedicate two (2) Park sites, one 4.44 acres and one 0.809 acres for a total parkland dedication of 5.25-Acres; this subdivision application meets & exceeds the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, Chapter 19.20 – Parks and Open Space by 0.11 acres based on the following calculations:

Desert Sands – Dedicating 2 Park sites for a total of 5.25-Acres

Desert Sands = 514 dwelling units requiring 5.14-Acres

Meets and exceeds "Parkland" requirements by 0.11-Acres

2. Desert Sands Phase 1 includes 249 Single-family dwelling lots and the 4.44 acre park therefore complies with the parkland requirements ordinance and exceeds the requirements by 2.76 acres or 276 dwelling units that can be applied towards subsequent approved phases.

ATTACHMENT 7 Cont.

Also, we offer the following informational comments to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council.
2. Irrigation System must be designed to accommodate site static water pressure less 9% or a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013.
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.

13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
15. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendor's list for each site with a minimum fifty foot by fifty foot user zone or approved alternative equipment/amenities as applicable.
16. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
17. Provide shaded picnic tables and or benches and trash cans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

This subdivision is adjacent to **"Park Zone": E-8**

Nearest Park: **Sargent Jesus Roberto Vasquez USMC**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Capital Improvements Department

Connecting the subdivision to Eastbrook per the MTP is not applicable, as Eastbrook lies outside of the proposed subdivision.

Streets and Maintenance

The TIA looks good. I foresee no other revisions necessary

El Paso Electric

Developer will need to coordinate with EPE Operation Departments (Transmission and Distribution) for the proposed improvements or disturbance within the dedicated easement area – Labeled as "Z" on plans.

El Paso Water

1. EPWater does not object to this request as long as the future lift station lot is shown and label on plat.
2. All existing PSB easement shall be shown on plat.
3. During the improvement work of the site, the Owner/Developer shall safeguard the existing 16-inch diameter water main and appurtenant structures located within the easement. If any water main facilities are damaged during the improvement work, the Owner/Developer is responsible for the repair costs.

Water:

4. There is an existing 16-inch diameter water main that extends along a 20-foot water line easement within the subject property. This water main extends in an east to west direction up to Justice Road and then continues in a north to south direction, following

the alignment of the proposed Justice Road. This water main dead ends at the Diamond shamrock site, located north of the subject property. Also, there is an existing 12-inch diameter water main along Justice Street that connects to the 16-inch water main described above.

5. There is an existing 16-inch diameter water main that extends along Justice Road.

Sanitary Sewer:

6. There is an existing 27-inch diameter sanitary sewer main that extends along Justice Street dead-ends at the southern property line. This main is available for main extensions.

General:

7. Application for water and sanitary sewer services are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County

As for subdividing this parcel of land, the County of El Paso has no jurisdiction over subdivisions within the City Limits. In other similar situations where the parcel of land straddles the City Limit line, the County has required the property owner to plat the portion within the City separately from the portion in the unincorporated area.

El Paso Fire

Recommends approval.